

2022-2023 Parkland Fee Calculation Methodology

On January 28, 2016, the City Council approved Ordinance 20160128-086 which created a formula to determine the fees required in-lieu of the dedication parkland. The Ordinance requires an annual adoption of the parkland dedication fees during the annual fee schedule process. The fee calculation methodologies are established in § 25-1-605 (D) and § 25-1-606 (B).

The below 2022-2023 fees reflect the Council approved budget amendment from September 15, 2022.

| Variables | Calculation Factor | Description |
|------------------------------|-----------------------------|---|
| Fee In-Lieu of Land* | | |
| Parkland Level of Service | 97.28 | Population/Park Acres |
| Park Acres | 10,316.9264 | Park Acres (excludes Metro and District Parks) |
| City Population | 1,003,615 (2020 Population) | City population |
| Parkland Cost Factor | 166,644.16 per acre | Average land cost of acres purchased from last five years (2016-2020) |
| Park Development | | |
| Facilities Level of Service | 4046.98 people per park | Population / Number of Developed Parks |
| Number of Developed Parks | 241 | Count of all developed parks |
| City Population | 975,321 (2021 Population) | Current city population |
| Park Development Cost Factor | \$1,423,928.42 | Cost of developing one Neighborhood Park |
| Low Density Development | 2.8 | Persons per Household (PPH) per City |
| Medium Density Development | 2.2 | Persons per Household (PPH) per City |
| High Density Development | 1.7 | Persons per Household (PPH) per City |
| Hotel/Motel Development | 1.7 x 62% = 1.0608 | High Density (PPH) X Occupancy Rate** |

* Per Council direction, FY23 Fee In-Lieu of Land represents a 10% increase over the rate calculated for FY22

** As reported annually by Austin Convention and Visitors Bureau, Smith Travel Research

A. Fee In-lieu of Land Formula

STEP 1. *Parkland Cost Factor/Parkland Level of Service = Land Cost Per Person*

\$166,644.16 per acre / 97.28 persons per acre = \$1,713.04 per person X **1.1 (10% increase)** = \$1,884.34

STEP 2. *Density X Land Cost Per Person = Fee In-Lieu of Land by Density*

Low Density Fee – 2.8 PPH X \$1,884.34 = **\$5,276.16 per unit**

Medium Density Fee – 2.2 PPH X \$1,884.34 = **\$4,145.56 per unit**

High Density Fee – 1.7 PPH X \$1,884.34 = **\$3,203.38 per unit**

Hotel/Motel Fee – 1.0608 PPR X \$1,884.34 = **\$1,998.91 per room**

B. Park Development Fee Formula

STEP 1: *Park Development Cost Factor/Facilities Level of Service = Development Cost Per Person*

\$1,423,928.42 neighborhood park cost / 4046.98 people per developed park = \$351.85 per person

STEP 2: *Density X Park Development Cost Per Person = Parkland Development Fee by Density*

Low Density Fee – 2.8 PPH X \$351.85 = **\$985.18 per unit**

Medium Density Fee – 2.2 PPH X \$351.85 = **\$774.07 per unit**

High Density Fee – 1.7 PPH X \$351.85 = **\$598.15 per unit**

Hotel/Motel Fee – 1.0608 PPR X \$351.85 = **\$373.24 per room**

C. Total Fee-in-Lieu of Parkland and Park Development:

Low Density Fee – \$5,276.16 + \$985.18 = **\$6,261.34 per unit**

Medium Density Fee – \$4,145.56 + \$774.07 = **\$4,919.63 per unit**

High Density Fee – \$3,203.38 + \$598.15 = **\$3,801.53 per unit**

Hotel/Motel Fee - \$1,998.91 + \$373.24 = **\$2,372.15 per room**